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I. INTRODUCTION

Modoc is a land of rugged mountains, plateaus, and high green valleys. The Warner Mountains, a short spur of the Cascades, run north and south through the eastern portion of the County separating Surprise Valley from the Goose Lake and Pit River Valleys. The western and northern portion of the County is a high forested plateau of rolling hills and lava flows. Rich agricultural areas protrude into the County at the southwest corner, Big Valley, and northwest corner, the Tulelake Basin.

Modoc is located in the extreme northeastern corner of California. The northern boundary is contiguous to the State of Oregon and extends some 75 miles east and west. The east boundary, 56 miles north and south, borders on the State of Nevada. Siskiyou County adjoins Modoc on the west; Lassen County and the northeast edge of Shasta County comprise the southern boundaries of Modoc.

During the past two decades California has experienced the pressures of an ever increasing population with the problems resulting from rapid urbanization. Modoc County is still a frontier area and as yet is untouched by this population explosion and urban chaos.

In fact, it is one of the few California counties which has been experiencing a loss of population. The remote location of Modoc, however, is not enough reason to prevent eventual development there. As a matter of fact, as conditions grow worse in the large urban centers, more and more people will be looking toward the "wide open spaces". The pollution of air and water, the automobile congestion, the lack of greenery and natural beauty, and the unpleasant sight of row upon row of mass produced houses, all result in a much less satisfying life in our cities of California today. The suburban areas are extending farther and farther into the hinterland in an effort to capture some of the amenities of country living.

The use of Modoc County as a recreational playground will increase whether or not the County takes action to prepare for it. City dwellers have shown they are willing to travel long distances to find suitable recreation facilities. As times goes by and California becomes more crowded, the pressures for recreation areas will be even greater.

The demand for retirement communities and summer home recreation sites is currently being felt in Modoc County. There are 39 subdivisions in various stages of development in the County, and a plan to construct an 8-unit retirement complex in Cedarville in the near future. A framework for the construction of sound policies regarding these types of development is essential in order to secure future growth that will be located in the most desirable locations. Modoc County must face its present situation and, with a look toward the future, make decisions by which to guide expected development.

The people of Modoc County, through their elected officials, have felt the need to better plan the existing and potential development of the county. In 1963-64 the Board of Supervisors formed the Modoc County Planning Commission with the assistance of the California State Office of Planning. Under the provision of the State Planning Law, it is the responsibility of the Planning Commission to prepare and adopt a comprehensive plan for the physical development of the County. The Plan in order to preserve and protect the resources of Modoc County and create a program and plan for their optimum utilization.

II. PURPOSE OF THE PLAN

This plan is being prepared to act as a guide to the development, the protection, and the preservation of the human and natural resources contained in Modoc County. The plan has several purposes. It will provide an assessment of the present conditions as they exist, in the County. It will provide the basic goals wished to be achieved by the planning efforts of this County. It will provide a definite set of policy statements to assist the legislative bodies in effectively implementing the goals regarding the physical, economic, and social development of the county.

It will help assure that the public interests as well as the private interests will be served and protected. It will offer the governing body a program for providing governmental services and aids them in considering the various private proposals with respect to the overall pattern of future development.

The plan will be general, in that it will provide a broad framework to guide specific land use decisions but will be specific in outlining basic standards and requirements for all land use decisions. This plan will be designed for flexibility in purpose and comprehensiveness in scope.

This plan is now, incomplete, and will never really reach a final end. As more detailed studies are completed, other mandatory and permissive elements adopted, and new needs arise, this plan will be revised. To be effective, this plan will be reviewed at specific intervals to insure that the proposals and policies reflect the desires and needs of the people of the county and so that it is kept up-to date.

III. EXISTING DEVELOPMENT

Modoc County presents a picturesque and diversified landscape. The contrast between the rugged eastern slopes of the Warner Range and the western-most edge of the Nevada Desert can be seen from the fertile agricultural lands of Surprise Valley. Across the mountains, the western side of the Warners slope gently down into the Goose Lake and Pit River Valleys and the Central portion of the County. The Pit River, with its origins along the western slopes of the Warners, winds its way down the valley and on through the mountains separating the Pit River Valley from Big Valley. Located at the southwest corner of the County, Big Valley extends south into Lassen County. To the north and west of the Pit River Valley lies the high plateau known as the "Devil's Garden" and on to the west is the lava country. The Lava Beds National Monument, sight of the last great Indian battle in the Country, is located primarily in Siskiyou County, however, a small portion lies within Modoc. The northeast corner of the County is known as the Tulelake Basin Area and is considered to be one of the most highly productive of the several agricultural areas within the County.

Modoc County contains approximately 4237 square miles and about 60% of this land area is in public ownership. Privately owned holdings are located generally in four areas--Surprise Valley, Pit River and Goose Lake Valleys, Big Valley and the Tulelake Basin Area.

Tabulation of Major Land Holdings in Modoc County

TABLE I.

Federal government	1,714,022 acres
U.S. Forest Service	1,375,216
National Park Services	2,841
Bureau of Reclamation	49,023
Bureau of Land Management	271,068
Bureau of Indian Affairs	15,874
State government	13,220
State Lands Division	10,896
Department of Public Works	2,215
Department of Fish and Game	24
Other State	85
Harvested crop land	141,000
Grazing or open land, private	
timber holdings and other uses	748,818
Urban type holdings	3,100

Source: Public Land Ownership and Use in California, Senate Permanent Fact Finding Committee on Natural Resources, 1965.

The most significant change from 1966 is seen in the increase in grazing and open land catagory. This is due to the, more than any other factor, policy of the Forest Service and Bureau of Land Management which is to consolidate much of their holdings. This serves to reduce their land holdings. Also, the Bureau of Land Management is returning some of its holdings to private individuals.

IV. AGRICULTURAL USES

Farm or ranch holdings occupy over one million acres of the countyland, however, the total area in harvested land is only 141,000 acres. The following tables will give a summary of the position of the agricultural industry in Modoc County.

TABLE 2.

FIELD CROPS

CROP	YEAR	ACREAGE	PRODUCTION		VALUE	
			TONS/ACRE	TOTAL	PER TON	TOTAL
GRAIN: Barley	1971	18,900	1.55	29,300	\$50.00	\$1,465,000
	1970	18,700	1.50	28,000	\$45.00	\$1,260,000
	1971	9,400	1.50	14,100	\$52.00	\$ 733,200
	1970	10,600	1.42	15,000	\$49.00	\$ 735,000
	1971	3,300	1.30	4,290	\$45.00	\$ 193,000
	1970	1,300	1.24	1,600	\$45.00	\$ 72,000
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TOTAL ALL GRAIN	1971	31,600		47,690		\$2,391,200
	1970	30,600		44,600		\$2,067,000
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HAY: Alfalfa	1971	37,800	3.60	136,080	\$30.00	\$4,082,400
	1970	34,400	3.60	123,800	\$26.00	\$3,219,000
	1971	6,600	1.80	11,880	\$22.00	\$ 261,400
	1970	7,400	1.81	13,400	\$25.00	\$ 335,000
	1971	56,000	2.00	112,000	\$22.00	\$2,464,000
	1970	56,000	2.46	138,000	\$21.00	\$2,898,000
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TOTAL ALL HAY	1971	100,400		259,960		\$6,807,800
	1970	97,800		275,200		\$6,452,000

TABLE 3.

VEGETABLE AND SPECIALTY CROPS

CROP	YEAR	ACREAGE	PRODUCTION (CWT)		VALUE	
			PER ACRE	TOTAL	PER CWT	TOTAL
Potatoes (1)	1971	6,700	295	1,976,500	\$2.70	\$5,336,600
	1970	6,600	320	2,112,000	\$2.50	\$5,280,000
Onions (2)	1971	1,300	375	487,500	\$1.75	\$ 853,200
	1970	1,500	430	645,000	\$1.55	\$1,000,000
Other (3)	1971	1,000	-	-	-	\$ 330,000
	1970	700	-	-	-	\$ 450,000
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TOTAL VEGETABLE & SPECIALTY CROPS, ECT.	1971	9,000				\$6,521,000
	1970	8,800				\$6,730,000
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TOTAL ALL CROPS	1971	141,000	-	-	-	\$15,720,000
	1970	137,200	-	-	-	\$15,249,000

- (1) Value based on average F.O.B. prices for all marketable grades and sizes.
- (2) Value based on F.O.B. prices received for onions, harvested and graded in fields. All onions contracted for dehydration.
- (3) Other vegetable and specialty crops includes horseradish, Jerusalem artichokes, wild plums, and seeds; not reported separately to avoid disclosure of confidential business data of individual growers.

TABLE 4.

LIVESTOCK PRODUCTION

	YEAR	NO. HEAD	(CWT) LIVEWEIGHT	VALUE PER CWT	TOTAL
<u>BEEF CATTLE:</u>	1971	22,000	154,000	\$33.60	\$5,174,400
Steers	1970	17,100	123,000	\$30.00	\$3,690,000
Cows & Heifers	1971	30,300	253,000	\$25.75	\$6,514,700
	1970	23,500	188,000	\$25.00	\$4,700,000
Calves	1971	8,200	32,000	\$38.00	\$1,216,000
	1970	6,700	28,000	\$32.00	\$ 896,000
Bulls	1971	1,100	13,300	\$28.40	\$ 377,700
	1970	1,100	12,000	\$27.00	\$ 324,000
<u>ALL BEEF CATTLE</u>	1971	61,600	452,300		\$13,282,800
	1970	48,400	351,000		\$ 9,610,000
<u>SHEEP AND LAMBS</u>	1971	13,686	10,950	\$26.00	\$ 284,700
	1970	18,400	16,600	\$24.00	\$ 398,000
<u>MISCELLANEOUS LIVESTOCK</u>					
(Hogs, Pigs, Poultry, Horses, etc.	1971	-	-	-	\$ 160,000
	1970	-	-	-	\$ 150,000
<u>WOOL</u>	1971	259,360 Lbs.		\$0.355	\$ 92,000
	1970	190,700 Lbs.		\$0.355	\$ 67,700
<u>TOTAL LIVESTOCK PRODUCTION</u>	1971				\$13,819,500
	1970				\$10,225,700

TABLE 5. L I V E S T O C K I N V E N T O R Y

(As of Jan. 1 each year, from California
Crop and Livestock Reporting Service data.)

YEAR	ALL CATTLE AND CALVES	SHEEP AND LAMBS	HOGS AND PIGS
1972	115,000	25,000	2,400
1971	104,200	18,200	2,100
1970	109,300	24,900	2,000
1969	105,500	25,400	2,200
1968	113,600	26,400	2,400

TABLE 6. C R O P A C R E A G E A N D V A L U E

(FIVE YEAR COMPARISON)

V A L U E					
YEAR	CROPLAND HARVESTED	FIELD CROPS	VEGETABLE CROPS	LIVESTOCK PRODUCTION	TOTAL VALUE
1971	141,000	\$9,199,000	\$6,521,000	\$13,819,500	\$29,539,500
1970	137,200	8,519,000	6,730,000	10,225,700	25,474,000
1969	134,850	6,539,800	6,158,000	8,637,700	21,335,500
1968	129,250	5,656,400	6,876,000	7,612,300	20,144,700
1967	134,030	7,192,000	4,023,000	7,338,960	18,553,960

NOTE: The above value figures do not represent cash farm income, since a substantial portion of the value of field crops is utilized in the maintenance of county livestock.

Source: The Modoc County Crop Report for 1971. Prepared by the Modoc County Department of Agriculture. Data for 1972 was not available at the time of this printing.

This report could not be compiled without the cooperation of many local farmers and certain agencies, whose invaluable assistance is gratefully acknowledged.

V. PUBLIC LAND:

The Modoc National Forest comprises the great majority of the lands in public ownership. Only about 50% of the forest land is of commercial value. The remainder of the National Forest is composed of scattered timber or brush land. Use of the forest lands extends into several different areas including timber production, recreation and grazing. Generally, the use of other public owned land is also multi-purpose—grazing and recreation.

VI. URBAN USES:

The urban type uses, the several small communities and villages, are located throughout the County. Fort Bidwell, Lake City, Cedarville and Eagleville are located along the western side of Surprise Valley. These small towns serve as the nucleus or the trading center for the agricultural areas of the valley. Being in the center of the valley and on the main transportation route to the west, Cedarville serves as the center of community activity for the valley. The one high school within the valley is located here as well as other community facilities, such as a hospital, the county fairgrounds, and retail trade facilities. Employment other than agricultural is either in the commercial service uses or in the lumbermill which is presently operating in the town.

On the west side of the Warner Range are located the towns of New Pine Creek (on the Oregon Border), Davis Creek, Likely, Canby (at the west end of the Pit River Valley), and centrally located is Alturas, the County seat. These towns all serve as the nucleus for the respective agricultural areas surrounding them. Lumber mills are located in both Alturas and Canby. The town of Alturas serves as the local governmental center of the County and is the only incorporated city within the County. Alturas is the major trade center for the County as well as the more northerly isolated portions of Lassen County and Northwestern Nevada. It is obvious, with the small County population, that not all of the conveniences and services

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needed and demanded by the local residents can be economically supplied. Reno, to the south, Redding to southwest, and Klamath Falls to the north supply the services which require a much larger population to support. The entire Goose Lake and Pit River Valleys are served by one high school located in Alturas. Elementary schools are located in the various communities in order that the younger children do not have to commute the long distances to school.

Big Valley, extending into the Southwest corner of the County has two small communities, Adin and Lookout. Both serve as the rural trading center for the adjacent agricultural lands. While each is served by a small elementary school, the older children attend high school in Bieber, several miles to the south in Lassen County. Main employment other than agricultural is either in commercial service uses or at the lumber mill in Adin.

Newell, located in the Tululake Basin area of the County in the extreme northwest corner, is a small community developed as a result of the detention camp established during World War II. Being a fairly new community, in terms of the other established towns, it lacks an identity of its own and as yet does not serve as the local trading center. The Tululake Basin area is instead, served by the town of Tululake, located to the west in Siskiyou County. A new elementary school has been constructed at Newell, however, other community facilities are located in Tululake.

Use other than agricultural, forest or grazing outside of the urban centers is limited to the isolated lumber mill operation at Day, west of Lookout, and Glass Mountain Brick Factory, located west of Canby on State Route 139.

VII. RECREATION DEVELOPMENT:

The entire County, excluding urban areas, can be considered as recreational land. The Modoc National Forest has 17 campgrounds and 5 picnic areas. Of these, 10 campgrounds and 4 picnic areas are in Modoc County. In addition to the National Forest, many reservoirs, lakes, streams and creeks are available for water sports and fishing. Deer, antelope, quail, pheasant, sage hen, dove and numerous water-

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fowl abound, making Modoc a prized hunting ground for California residents. Roughly 60% of the land of the County is open land and can be considered as recreational areas. This amounts to approximately 245 acres of open land per person. Even with this great amount of open space, everyday recreational needs of the urban communities are not satisfied. Community recreation facilities are practically non-existent. There are four community parks in Modoc County. They are located in the city of Alturas, the Town of Cedarville, the Town of Adin and in the Town of Newell. Two swimming pools open to the public are located in Surprise Valley and Alturas. The Surprise Valley pool is for public and private use by either membership or daily fees. The swimming pool is indoors and is open year around. It is fed by natural hot springs. The Alturas swimming pool is for public general use with a minimal fee, and is open during the warm months.

An established wilderness area exists along the crest of the Warner Range in the southeast portion of the County. An extensive system of trails has been developed and an annual trail ride along the summit trail is becoming a popular excursion. Winter sports are limited to skiing at the Cedar Pass Ski Area which presently has a rope tow operating during the season. Ice skating is available on the numerous lakes and reservoirs throughout the winter months. The Lava Beds National Monument, site of the last great Indian battle in the Country, is located along the western edge of the County, and is a popular tourist attraction and natural wonderland.

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IX. POPULATION

Even though Modoc County is part of the most populous State, the tremendous growth which occurred in the past few years has not touched this isolated county. Since 1950, the population of Modoc County has been steadily declining. In 1950 the official count was 9678. By 1960 the population had declined to 8301. The 1970 Census indicates that between 1960 and 1970 the county has had a net decrease of 832 people for a 70 total of 7,469. This decline rate is approximately a 22% decrease in 20 years. The following tables will provide a breakdown of the population of the county as it presently exists and the past population trends.

The tables show evidence that the county has lost the ability to retain population primarily in the young adult segment. This retention ability has been lost due to the lessened employment opportunities in the general area as well as the lack of higher educational facilities near the county.

The majority of the population is involved in the agricultural and forestry industries in Modoc County. There has been a national trend towards fewer operations, larger operations, and fewer personnel for employment. This trend has been felt mildly in the county as farm properties have changed hands and the farm economy of the area has grown, but the potential for new acreage to come into cultivation and new employment exists. The lumber industry, with employment centers in or near the developed communities obtains lumber from both private and public holdings. During the past few years, there has been a significant decline in the lumber industry as a reduction in the annual cut of board feet has forced closure of several mills with a marked reduction in employment. This industry as a producer of top quality lumber sources. Other wood products manufacturers will replace them, utilizing lower quality wood resources.

Between 1950 and 1960, the total employment decreased by 14.8%. For the 1960 to 1970 period, employment declined by only 6% which was slightly below the 7% rate

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for California as a whole for 1970. However, in 1970 there was a total available work force 3,275, with only 3,000 total employment for a rate of 8.4%. This figure has been reduced slightly as part of this work force has left the County entirely.

The following table lists employment by group in the County:

TABLE 10.

INDUSTRY	1960	1970	3rd. Quarter of 1971	% Change 1960 to 1970
1. Agriculture (includes forestry & fisheries)	998	1,300	—	+45
2. Agriculture (employees only)	—	—	953	—
3. Mining	12	2	11	+8.3
4. Construction	170	50	80	-68
5. Manufacturing	393	200	—	-49
6. General Services	1,611	—	1,745	+8.3

Source: State of California Department of Human Resources Development - Alturas.

The following table lists the most currently recorded unemployment rates for the County on a monthly basis from January of 1971. It depicts the seasonality of the employment and the effect of the agricultural and lumber industries on the County's annual employment situation.

TABLE 11.

1971 AV.	J	F	M	A	M	J	J	A	S	O	N	D
9.4	17.2	17.2	16.0	11.6	9.0	7.5	5.6	6.4	5.6	4.6	4.3	8.1
1972												
13.2	17.4	11.4	7.6	6.9	—	—	—	—	—	—	—	—

Source: Same as above.

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The following tables will give a comparison of Modoc County's Labor force, employment, and unemployment rate; the present agricultural production (1968), the timber production, mineral production, and housing starts. From these, present trends nature. The comparisons used are of the surrounding counties of a similar geographical and physical nature.

TABLE 12.

LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT RATE
All California Mountain Counties

Counties	1969 Annual Averages			Percent Change From 1960	
	Civilian Labor Force (000)	Employment (000)	Rate of Unemploy- ment	Labor Force (000)	Employ- ment (000)
Amador	3.9e	3.7e	6.1e%	n.a.	n.a.
Calaveras	4.0e	3.8e	5.1e	n.a.	n.a.
El Dorado	13.8	12.4	10.7	38.0	37.4
Lassen	6.3	5.8	8.4	28.6	28.5
Mariposa	2.5	2.3	6.1	32.0	32.9
Modoc	3.3	3.1	6.8	-10.2	-7.5
Nevada	7.7	6.8	10.7	19.9	20.3
Plumas	5.5	5.0	9.1	2.3	6.4
Shasta	28.0	25.5	8.9	26.7	27.8
Siskiyou	14.5	13.5	7.2	8.2	8.7
Trinity	2.8	2.6	8.0	-18.2	-15.6
Tuolumne	7.4	6.7	9.5	33.9	36.7
Other	1.0	1.0	5.0	n.a.	n.a.
Total	100.7e	92.0e	9.1e	18.3e	19.2e

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TABLE 13.

AGRICULTURAL PRODUCTION, 1968
Counties Gross Value (000's of \$)

Counties	Field Crops	Fruit And Nut Crops	Poultry & Products	Total ¹	Percent Change From 1960
Amador	1,227	302	3,848	5,516	120.0%
Calaveras	1,609	253	3,117	5,001	- 2.4
El Dorado	1,222	4,123	3,296	9,038	7.8
Lassen	4,400	—	4,932	9,894	11.3
Modoc	5,657	—	7,612	20,145	36.2
Nevada	616	209	1,579	2,404	-16.8
Plumas	1,546	12	1,449	3,007	-27.5
Shasta	3,763	304	6,026	12,446	7.7
Sierra	515	19	456	990	- 6.0
Siskiyou	13,997	—	15,741	40,337	93.3
Tuolumne	27	121	4,001	4,866	-16.1
Total	35,284	5,343	52,057	113,644	32.1

RESOURCES AND PRODUCTION

(TABLE 14) CALIFORNIA TIMBER PRODUCTION
(Thousands of Board Feet)

	COUNTIES	NO. OF OPERATORS ³	VEENEER LOGS AND SAWLOGS	PULP WOOD	MISC. ¹	TOTAL 1958	PERCENT CHANGE FROM 1950
NORTHERN CALIFORNIA:	Del Norte	49	301,687	189	139	302,015	-17.0%
	Humboldt	184	1,223,007	1,153	1,483	1,225,848	7.9
	Lake, Colusa	11	49,475	---	---	49,475	41.8
	Mendocino	134	557,239	1,027	2,719	560,985	-11.7
NORTH COAST "REDWOOD AREA" ³	Monterey,	9	50	3,707	535	4,292	-6.3
	San Luis Obispo						
	Napa, Marin, Solano	5	---	115	2	117	-98.7
	San Mateo	12	22,035	---	125	22,160	6.3
	Santa Cruz	32	18,692	---	1,297	19,989	-12.2
	Sonoma	66	70,926	4,831	1,179	76,936	-62.7
	Total	502	2,243,111	11,022	7,484	2,261,617	-2.8
OTHER NORTHERN CALIFORNIA	Alpine, Mono, Inyo	2	15,630	---	---	15,630	-6.3
	Amador	15	25,390	---	15	25,405	57.0
	Butte	35	63,331	3	886	64,220	-55.4
	Calaveras	15	85,072	---	65	85,137	14.8
	El Dorado	69	210,272	---	154	210,426	-37.5
	Fresno	10	104,246	---	10	104,256	98.5
	Glenn	5	22,672	---	---	22,672	-43.3
	Lassen	49	88,301	---	258	88,559	-9.8
	Madera	11	60,871	---	27	60,898	-4.9
	Mariposa, Merced	7	1,180	---	8	1,188	-93.6
	Modoc	26	85,170	---	1	85,171	101.4
	Nevada	71	72,509	---	1,226	73,735	14.4
	Placer	44	95,046	---	225	95,271	23.3
	Plumas	88	231,947	---	10	231,957	29.1
	Santa Clara,	2	---	125	---	125	-95.9
	San Benito,						
	Contra Costa,						
	Stanislaus						
	Shasta	99	458,585	---	653	459,238	-16.9
	Sierra	43	143,352	---	74	143,426	44.0
	Siskiyou	107	582,721	---	2	582,723	84.8
	Tehama	16	139,425	---	427	139,852	-4.3
	Trinity	46	254,832	---	815	255,647	-16.4
	Tulare, Kern, Ventura	12	98,925	---	---	98,025	145.3
	Tuolumne	24	188,952	---	60	189,012	154.8
	Yuba	10	48,444	---	489	48,933	-34.1
	Total	806	3,975,973	123	5,405	3,031,508	10.2
No. California Total ²		1,230	5,319,084	11,150	12,889	5,343,123	4.3
SOUTHERN CALIFORNIA:	San Bernardino,	7	180	---	270	450	-96.2
	Los Angeles						
	San Diego, Riverside	6	---	---	325	325	-91.5
Total ⁴		13	180	---	595	775	-95.0
CALIFORNIA		1,243	5,319,264	11,150	13,484	5,343,898	4.0

¹ Split products, poles, piling, fence posts and cordwood.

² No production reported for Alameda, Sacramento, San Francisco, San Joaquin, Sutter and Yolo counties.

³ Redwood area defined as counties in which redwood timber was cut for production.

⁴ Production in Kern and Ventura included in Northern California total, not shown separately.

Source: California Division of Forestry.

(TABLE 15) CALIFORNIA MINERAL PRODUCTION
Mountain Counties
(Thousands of Dollars)

COUNTIES	1960	1967	1968	PERCENT CHANGE 1960-1968
MOUNTAIN				
Amador	1,656	3,203	3,394	105.0%
Calaveras	10,534	13,218	14,558	7.2
El Dorado	1,992	2,573	2,490	25.0
Lassen	368	436	1,197	225.3
Mariposa	170	126	161	5.3
Modoc	684	758	496	27.5
Nevada	484	1,083	739	52.7
Plumas	263	515	232	11.8
Shasta	2,242	6,786	7,307	225.9
Siskiyou	1,509	1,174	2,203	46.0
Trinity	998	718	1,287	29.0
Tuolumne	1,633	1,478	1,216	25.5
Other*	1,591	779	2,049	28.8
Total	27,174	37,845	37,329	37.4
Northern California	328,056	381,658	386,599	17.8

(TABLE 16) NEW HOUSING UNITS
AUTHORIZED BY BUILDING PERMITS
Mountain Counties

COUNTIES	UNITS BY SIZE, 1969			AVERAGE NO. AUTHORIZED PER YEAR, 1965-1968		
	SINGLE FAMILY	MULTI FAMILY	TOTAL HOUSING	SINGLE FAMILY	MULTI FAMILY	TOTAL HOUSING
MOUNTAIN						
Amador	180	---	180	140	10	150
Calaveras	240	20	260	300	10	310
El Dorado	490	100	590	280	10	290
Lassen	20	---	20	40	100	140
Mariposa	40	5	45	55	5	60
Modoc	15	---	15	80	---	80
Nevada	230	---	230	230	10	240
Plumas	60	5	65	100	---	100
Shasta	310	10	320	500	80	580
Siskiyou	70	10	80	130	20	150
Trinity	30	---	30	60	---	60
Tuolumne	280	15	295	280	10	290
Other*	85	270	355	110	100	210
Total	2,050	435	2,485	2,305	355	2,660
Northern California	32,630	35,385	67,995	34,280	19,455	53,735

Source: California, The Decade Ahead, Wells Fargo Bank, NA. April, 1970.

A review of Tables 2 through 6 and the above Tables show the great gains the agricultural industry has made in the County. Continued growth will bring new employment opportunities but the lagging behind of other activities will, at best offset the new agricultural increases.

MODOC COUNTY GENERAL PLAN

(TABLE 17) TAXABLE RETAIL SALES
Mountain Counties

COUNTIES	RETAIL STORE SALES				ANNUAL RATE OF CHANGE, 1950-1958	
	TOTAL (MILLIONS OF \$)	1950	1953	PER CAPITA (\$)	TOTAL	PER CAPITA
MOUNTAIN						
Amador	6.8	11.0	680	924	7.7%	4.5%
Calaveras	6.0	10.3	577	774	9.0	4.3
El Dorado	31.4	51.0	1,050	1,146	7.8	1.1
Lassen	10.3	15.0	757	820	5.7	1.0
Mariposa	2.1	3.7	412	607	9.5	5.9
Modoc	7.0	7.7	843	987	1.3	2.1
Mono	2.3	5.0	920	1,111	14.6	2.6
Nevada	18.9	29.8	892	1,146	7.2	3.6
Plumas	11.1	12.2	957	976	1.2	1.7
Shasta	65.6	103.3	1,086	1,361	8.1	3.2
Siskiyou	27.6	37.5	836	1,062	4.4	3.4
Trinity	4.2	4.7	438	580	1.5	4.1
Tuolumne	14.6	23.5	1,007	1,141	7.6	1.7
Total	207.9	319.7	894	1,104	6.7	2.9
Northern California	6,339.5	10,367.3	984	1,325	7.9	4.3

(TABLE 18) PERSONAL INCOME
Mountain Counties

COUNTIES	PERSONAL INCOME (MIL. \$)				ANNUAL RATE OF CHANGE 1950-1958	
	1950	1953	PER CAPITA INCOME (\$)	1950	1953	PERSONAL PER CAPITA INCOME
MOUNTAIN						
Alpine	1.1	1.0	1,703	2,155	7.3%	3.3%
Amador	18.9	34.1	1,893	2,857	14.2	6.4
Calaveras	20.2	33.2	1,940	2,494	8.0	3.6
El Dorado	66.4	111.3	2,222	2,501	8.4	1.6
Lassen	28.8	50.1	2,117	2,740	9.3	3.7
Mariposa	11.8	19.4	2,315	3,189	8.1	4.7
Modoc	19.7	25.8	2,370	3,311	3.9	5.0
Mono	6.3	10.3	2,530	2,233	7.8	1.2
Nevada	39.7	69.3	1,873	2,665	9.3	5.3
Plumas	26.1	42.2	2,246	3,375	7.7	6.3
Shasta	123.4	235.3	2,043	2,957	11.3	5.5
Sierra	5.6	6.7	2,542	2,683	2.5	7.0
Siskiyou	70.9	113.5	2,149	3,217	7.5	6.2
Trinity	21.3	22.1	2,219	2,726	0.5	2.9
Tuolumne	30.1	59.7	2,075	2,899	12.3	5.0
Total	489.9	824.3	2,105	2,882	8.8	4.5
Northern California	17,055.1	30,717.7	2,546	3,929	10.0	6.1

MODOC COUNTY GENERAL PLAN

The present commercial outlook for the County is one of varying conditions. Some increases in the average annual sales is common as the seasonal usage of the County increases, but some unique factors in regional sales, point to some future declines. As the costs of living rise in the large urban areas of the state, so do the costs of living in rural areas only to a slightly more rapid ascent. For example, common food prices have increased far more rapidly in the County than incomes. There is a lack of large multi-regional based commercial outlets, so food prices, of course, will be higher because of the lack of consistent food prices with urban areas (most chain stores have a fairly consistent pricing mechanism). The major population centers of the County are located approximately 150 miles from Redding, 110 miles from Klamath Falls, Oregon, and 60 miles from Lakeview. These regional shopping areas serve the bulk of the needs for the citizens of the county. Much of the food purchases of the County are done in Oregon, major equipment and materials purchases are done outside the County, and most of the home furnishings are provided by retailers and wholesalers in the Reno, Nevada and Klamath Falls and Medford Oregon areas. Some of this outflow of Modoc dollars could be channeled back into the County if larger more competitive retail concerns were allowed to enter the market. With a future potential for growth in population both full time and seasonal, some types of commercial ventures would do well to locate in the County. The area served would not be limited to the County alone but would include some of the northern parts of Washoe County, Nevada, northern parts of Lassen County, and the far eastern parts of Shasta County as well.

Without the inducement of new competitive forces in the commercial activity of the County, local commercial operations will have to be content with an ever decreasing portion of the local income as local prices become further out of reach of the average wage earner.

X. POPULATION PROJECTIONS

The problem with most population projections is that they are taken to be based on facts that will exist in the future. Since no one has been able to develop a suitable crystal ball as of yet, we must base our predictions on current trends which often are misleading or erroneous. At this time, the County has not developed the kinds of systems which allow for adequate trending and other forms of data collection for usable projections, but we do have some processed which lend themselves to assumptions about our future and the growth is there, but just how much and at what rate is as of yet, undetermined. The physical characteristics of the County are not as conducive to fast economic development, are those of as many of our neighbors and the rest of the state. This fact can be used to our advantage if the development controls are produced now to aid us in our future. Since this area has not experienced the rapid growth that other areas have, the County can develop the kinds of land use determination tools that will enable it to obtain optimum growth at a steady level of increase with a minimum of environmental disruption. In order to achieve this, the County will not become complacent in its position, but will prepare for new growth with the proper tools in functioning order.

For the future, we can expect that the population decline will sharply taper off and County will again begin to grow. At the present time, new studies of the total assets of the County, both economic and resource, are being undertaken. They are not totally available at the time of this printing, but with the revisions to be completed later in the year, we expect to be able to have full data on population potential.

XI. ASSUMPTIONS

Underlying every plan are certain assumptions concerning future conditions of the area under consideration. Carefully formulated assumptions are necessary when more pertinent data are lacking or when research fails to reveal how present trends will develop or what the nature of future needs and desires will be. No matter how thoroughly the research is carried out, certain future conditions will remain unknown, and therefore, the need for assumptions concerning the affect or outcome of those conditions is imperative.th

The assumptions underlying the general plan are stated in this report to give the reader a chance to interpret and evaluate the plan in light of these stated assumptions. In the future, when new and unexpected developments occur, the plan can be more readily revised when it is understood why certain proposals were made.

IT IS ASSUMED THAT:

1. The population of the County will show a net increase within the next 20 years.
2. California residents will increase their present demands for additional outdoor develop.
3. The demand for summer homesites will continue and those presently available will develop.
4. Some new employment opportunities will be created by the increased use of recreational facilities.
5. Additional water retention facilities will be constructed to supply future urban agricultural and recreational needs.
6. The potential for increased agricultural land utilization exists and future expansion will occur.
7. Some form of the lumber industry will remain in the County as an economic force.
8. Improved transportation facilities will provide greater access into and through the County.

XII. GOALS OR OBJECTIVES

Every community has at least a few underlying common goals or objectives. Many times these goals are silent partners and are never voiced directly by either the public representatives or the people. Yet every citizen and public official will be working for, or simply supporting, these goals with their daily actions and aspirations.

There are many objectives inherent in a plan for a community but there are always a few paramount ones which, if singled out and voiced by the public representatives, become a statement of public policy. Such a policy statement should be included in the general plan report and maps should reflect, where possible, these objectives.

These major objectives of the general plan are stated here in order that each citizen may decide for himself how well the Planning Commission has realized the potentialities of the County and interpreted the desires of the people.

GOALS OR OBJECTIVES:

1. To make Modoc County a more desirable place in which to live, work, and play.
2. To protect the agricultural areas from encroachment of incompatible uses and further the growth of the industry.
3. To conserve and develop the natural resources so that they can be used for today's enjoyment and still be retained for future generations.
4. To preserve the natural beauty and recreational assets of the County.
5. To halt the present population decline.
6. To establish a larger share of the California industrial-commercial base.

MODOC COUNTY GENERAL PLAN

XIII. LAND USE ELEMENT

The development of the land use plan is very important as it determines the placement and extent of the different land uses within the County and therefore largely determines what kind of a place it will be for present and future residents. If optimum development of the County's resources is to occur, adequate space must be allotted to both living and working areas, natural resources best suited for recreation must be preserved, and the land use pattern must be developed in a manner which will give the most efficient and appropriate use of any given area as well as a satisfactory interrelationship between different land uses.

A. URBAN LANDS

The areas of urban use follow the locations of the present towns and villages. Generally there is ample room within the urban designation for the small increases in population which are anticipated within the planning period. Included within these areas are several recreational subdivisions, some of which are not suitable for year around living. This broad urban category includes commercial and industrial use areas located within the several towns and fringe areas of agricultural uses.

B. AGRICULTURAL AND UNCLASSIFIED LANDS

These areas include irrigated and nonirrigated crop lands, some privately owned range lands and timber lands, and some residential homesites on three acre and larger parcels. Much of the agricultural land of the County will continue to be zoned unclassified for the present. Like the other land use classifications, agricultural is a multiple use category providing additional areas for outdoor recreation and agricultural related commercial and industrial activity.

C. OPEN SPACE LANDS

These lands are suited primarily for low intensity uses: forestry, grazing, wildlife habitat and recreational activities. This designation encompasses all of the public lands in the county and the larger tracts of privately owned timber and recreational lands. Also included are small isolated tracts of privately owned lands that are suited for and may be zoned for a more intensive use. The small mapping scale prohibits the delineation of these areas.

MODOC COUNTY GENERAL PLAN

XV. CIRCULATION ELEMENT

The transportation system which provides for the movement of people and goods to and from, and within the County, is the framework upon which the physical, economic and social character of the County is built. It is a well known fact that a transportation network is one of the principal forces influencing the pattern of land use. It is important that the circulation system be planned in advance of future development, so that the system can help unite the various activities proposed by the General Plan. The transportation system in Modoc County includes the major streets and highways, the railroads and the air fields.

The recreation and tourist industry will play an increasingly important role in the economy of the County. It is therefore imperative that a good network of streets and highways be provided to enable these people to come into and to move about the County. In addition to highways it is assumed that the use of private planes will increase. Because of the distance from the large Metropolitan Centers to Modoc it is assumed that the private plane will play a significant role in providing fast transportation into and out of the County. Airports at Adin, Newell, Eagleville, Alturas and Cedarville are shown on the plan. These airfields are being improved and the facilities upgraded in order to provide the services needed by the anticipated increase in users. There are no commercial airlines, but every community in the County has an airstrip that is adequate for small aircraft. The Alturas Municipal Field will handle twin engine craft. Charter service is available at both Alturas and Newell. The runways at Adin Airport have been lengthened and repaved, while both the Cedarville and Eagleville Airports have applied for and begun such reconstruction.

The circulation plan includes the major street and highway plan for the County. Included in the network of highways are the two major U.S. Routes - 299 and 395, and State Route 139. These routes are indicated as freeways on the plan. As these

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highways are being improved the freeway right of way is being provided, however, construction to full freeway standards is not anticipated to be needed within the planning period. State Route 28, which is designated as U.S. 299, from Adin to Alturas, extends east over the Warners into Cedarville. Every effort should be made to encourage the development and improvement of this highway east of the state line in the state of Nevada. If it were paved east of the state line, it could provide a continuous route from the coast, near Eureka, to Interstate 80 at Winnemucca, Nevada. This route could then serve as a bypass route for the through traffic using Interstate 80. Highway 299, between Cedarville and Nevada is currently experiencing a possible elimination from the State Highway System. However, the indications are that this will not come about. There is a possibility that Nevada may pave that portion which lies within its boundaries.

The major County roads shown on the plan complete the network of streets and highways providing access to all developed areas of the County.

Modoc is served by both the Southern Pacific and Burlington Northern Railroad Companies. Surprise Valley is the only major area of the County not served by either railroad. Because of its isolated location east of the Warner Range no expansion of rail service to the Valley is proposed. It is assumed that the existing freight trucking lines will continue to provide adequate service to Surprise Valley. Southern Pacific is the prime rail carrier with the majority of Burlington Northern traffic being through service. Most of the industrial sites within the County are on the main line of the Southern Pacific and are served by existing spur tracks. Pacific Greyhound Lines provide convenient bus service within and through the County. The Alturas-Redding Stage Line runs daily service to Redding on U.S. 299. Intracounty bus service is provided by the Alturas-Cedarville Stage with daily service plus service to Fort Bidwell two days each week. All the bus lines handle a large volume of package express and the intra-county lines handle freight. In addition to the bus lines there are four major regularly scheduled freight truck lines serving Modoc.

MODOC COUNTY GENERAL PLAN

XVI. HOUSING ELEMENT

THE GOALS OF THIS HOUSING ELEMENT OF THE MODOC COUNTY GENERAL PLAN ARE:

1. To make Modoc County a more desirable place to live.
2. To insure the accessibility of quality housing to all segments of the County's population.
3. To eliminate all present and potential substandard housing conditions in all areas of the County.
4. To successfully plan for and meet the housing needs of the future population of Modoc County within the goals and constraints of sound environmental policies.
5. To promote the use of Modoc County as a seasonal recreation facility pursuant to the use of seasonal housing sites consistent with the goals and constraints of sound environmental policies.

MODOC COUNTY GENERAL PLAN

HOUSING ELEMENT

I. INTRO:

The findings and recommendations of this element are put forward without the benefit of new information above that which was obtained from the first count of the 1970 Census. As final counts, new Census publications, new housing studies are performed, this element will be revised and updated.

II. PRESENT STATEMENT OF CONDITIONS AND PROBLEMS

Modoc County contains 2,892 housing units, including 49 seasonal units, serving 7,469 people. Approximately 1,859 of these units are rurally located. Alturas the only incorporated city in the County, contains the remaining 1,033 housing units serving 2,799 people. The following table will serve as a more thorough breakdown of the housing stock:

OCCUPIED AND VACANT HOUSING UNITS IN MODOC COUNTY

	UNITS	% OF TOTAL
1. Total occupied and vacant units	2,892	100
2. Total occupied and vacant year-round with all plumbing facilities	2,680	92.67
3. Total occupied and vacant year-round lacking one or more plumbing facilities	163	5.64
4. Total occupied with all plumbing facilities	2,395	82.81
5. Total occupied lacking one or more plumbing facilities	129	4.46
6. Owner occupied with all plumbing facilities	1,626	56.22
7. Owner occupied lacking one or more plumbing facilities	67	2.32
8. Renter occupied with all plumbing facilities	769	26.59
9. Renter occupied lacking one or more plumbing facilities	62	2.14
10. Vacant for rent with lacking one or more facilities	88	3.04
11. Vacant for rent lacking one or more plumbing		

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	UNITS	% OF TOTAL
12. Vacant for sale only with all plumbing facilities	17	0.59
13. Vacant for sale only lacking one or more plumbing facilities	2	0.06
14. Total occupied and vacant seasonal units	49	1.69
15. Total occupied and vacant single family units	2,534	87.62
16. Total units occupied and vacant of multiple family type	198	6.83
17. Total occupied and vacant mobile units	121	4.18
18. Total rural housing units all types	1,859	64.28
19. Total urban housing units of all types	1,033	35.72
20. Total housing units in substandard condition	752	26.00

SOURCE: The department of Commerce, Bureau of the Census, 1970 Census of Population and Housing, First Count.

The housing density in the city of Alturas is approximately 2 to 6 units per acre as opposed to the County average of one unit per 1,329 acres (gross). Of the 198 multiple units presently found in the County, 99 are in Alturas. This concentration in the urban center is primarily due to the location of major employment opportunities in Alturas and the city's central location in the County. Unincorporated areas within the County do not have the labor force and commercial activity to support many multiple type units.

There has been an increasing influx of Senior citizens into the County over the past few years, and presently they number 892 or 11.9% of the total population. The average county in California held only 8.76% of its population in this category in 1960 while approximately 9.5% of Modoc County's population was listed there. Although no figures on the present situation have been released at this time, it would be assumed that a slight increase in the percentage would appear over the growth of the average county for 1970. The demand for more services required by senior citizens will have to be met with new housing and facilities located in the

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urban center. The rural atmosphere of the County and its recreational features will be attractive for the future and many more senior citizens would be expected to come. Modoc County will not become a year round retirement community at this time because of the high cost of living that is present, as well as the limited access to large urban centers where large, comprehensive medical and related facilities abound, and because of the cold winter climate that exists. Little competition with Southern California and Arizona is foreseen for Modoc County while the large desert areas of settlement exist.

Mobile home usage in the County has increased substantially over the past years. Increased mobile home usage can become a problem in the County as the numbers increase. New and innovative legislative ideas must be developed to better control the types and conditions of the units themselves, and the service facilities needed to support them.

The problem of substandard housing conditions is greater in Modoc County, as in most rural counties, in that financial programs to rectify such conditions are limited. Most of the programs available at the present time require private lending institutions and individual funds to bear the bulk of the risk and penalties. Another problem exists when structural codes are enforced in that those who are dislocated have no other housing possibilities. Alternate housing must be built before code enforcement programs are implemented, and this is nearly impossible without new programs. The administrative and associated costs of these programs are also very hard to meet within the framework of local governmental budget constraints.

Over the past few years, there has developed a chronic housing shortage in all categories of the housing market. Older units have been eliminated from the market, some have been abandoned beyond physical repairs and others have been occupied by the continued growth of governmental and service personnel for the area. There is a short run end in sight for the housing problem, but one which lacks appeal for the County. The local operations of the Southern Pacific Railroad will

MODOC COUNTY GENERAL PLAN, Con't.

being moving from the County by early 1973 and will leave approximately 30 homes on the market for sale and an expected few for rental. This will have a recessionary effect on the County's economy unless alternate employment opportunities materialize.

New construction of many types of dwellings is scheduled at present, many now heading for completion. Under a federal grant from H.U.D., the Modoc-Lassen Indian Housing Authority has approval on construction of 50 low-cost housing units for owner-renter occupancy. These new units are spread from the Fort Bidwell area in the north eastern part of the County to the Susanville area in Lassen County. The migrant labor camp at Newell, under a State grant, is being supplemented by 50 low-cost housing units for seasonal use by migrants. The Farmers Home Administration has approved 15 low-cost ownership units for construction. Seven of these units are currently under construction; three are completed and 5 are in the planning stages. For the city of Alturas, a H.U.D. funded 64-unit apartment complex is planned for construction, and a private 20 unit apartment complex. The completion dates are unknown at the present. Local O.E.O. officials are also engaged in work to provide low-cost housing for the County.

One of the biggest problems the County faces is financing quality housing redevelopment and construction. Land costs have risen by 26.5% since 1966, and continue to rise at a rate of 5.3% annually. There is a great lack of low-cost, easy credit, low interest financial institutions in the County willing to finance construction loans. Except for Alturas, sewer services are not available in the rest of the County. Water is available to both Alturas and Cedarville Communities. A possible solution is to utilize more of the Federal and other programs for subsidy and construction loans. The major problem with this kind of proposal is that to supply the 1/4 or other fraction of the funds necessary to utilize these programs is next to impossible. In a questionnaire sent to 605 county residents by the Modoc County Planning Commission, some federal aid in receiving home improvement loans or low-cost housing was favored by a 2 - 1 majority. Other programs of code enforcement and redevelopment were not discussed.

MODOC COUNTY GENERAL PLAN

XVII. OBJECTIVES AND PLANNING ACTIVITIES

The solution to the housing problems of Modoc County are tied to much more than what can be accomplished through rehabilitation and new construction. The problems are tied to the basic economy and employment conditions found throughout the County. The objectives of this housing element go far beyond the development of quality housing stock for the County, they proceed to the heart of the problem.

For the next three years the County must prepare an intensive program of development for industrial and service employment opportunities which base themselves on the optimum utilization of the natural resources that exist within the County as well as those resources which can be created. In a coordinated effort, educational training to meet the industrial and organizational needs of new industries must be accomplished and new methods of instruction explored. The economic development of this County will rest on the potential of employment strength and ability to meet the needs of the changing agricultural and natural resourced industries. By furthering new development, we will increase dollars flowing into the County government which can be utilized for more extensive programs to correct housing deficiencies.

A plan should be prepared by which the County can take stock of housing conditions on an annual basis and review past efforts to accomplish the housing goals. Within this plan the programs for funding of housing activities should be reviewed and assessed in terms of the maximum benefits that can be derived for the citizens of the County as well as the private interests which reside herein.

A planning effort will be extended to include the recreational housing market in the County, including the present status of recreational subdivisions, the need for more or less subdivision activity on an annual or other basis, the consistency of environmental policies towards recreational homesites and their

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revision, and a review of the County ordinances effecting their planning and implementation.

The preparation of long term residential-commercial-industrial development plans based on sound community development goals for each residential settlement and on sound environmental policies should be forthcoming. The plan should be comprehensive in covering housing site location and feasibility, methods of financing, replacement and rehabilitation of the existing housing stock, improving local and regional transportation accesses, waste disposal facilities, police, fire and emergency service improvement, and other considerations specific to each area.

An annual statement of housing and related needs should be prepared for appropriate State and Federal agencies along with recommendations for the improvement of ongoing and planned projects. This will also provide for a greater area of knowledge on housing conditions be increased data awareness and availability at all levels of government.

These objectives are necessary if future planning and development activities are to be successful. Past efforts of planning for the housing conditions of the County have been often less than adequate to meet the needs that existed. Often the activities overlapped and duplication of efforts was produced. What will be hoped for the future will be the coordination of all activities in planning an implementation of housing activities. The planning activities will have to extend themselves into the structure of administrative agencies at State, Federal and local levels dealing with housing, labor and employment activities.

The future planning activities of the County should include the following activities:

1. A constant review of State and Federal housing legislation.
2. A constant collection of housing and related population data.
3. The preparation of annual housing and economic analysis.
4. Surveys of substandard housing conditions and recommendations for action.

5. Annual review of the housing element of the general plan.
6. Study of necessary and available housing sites.
7. Study of recreational housing needs with recommendations for action.
8. Establish a liason with State, Federal and other agencies.

XVIII. IMPLEMENTATION

The methods of implementation have been briefly discussed in the previous portions of this element ext. As new state and federal legislation changes the procedures and activities of local agencies, Modoc County will change its operation. These changes will be slight in most circumstances but in the long run will better effectuate the goals of this element. The continued use of present programs and funding sources is necessary and new programs will be implemented. The County will take and be prepared to take the following actions in an effort to improve the conditions of its population and housing stock:

Continue to adopt presently existing and new programs, State and Federal Aid to housing including,

Federal Housing Administration Mortgage Insurance Programs under the National Housing Act including programs under sections 203 - rural housing and major improvement mortgages, 221 - low-cost homes, 235 - home ownership assistance, 236 - lower income rental housing assistance, and others as new information and situations arise.

Rural Housing Program under the Farmers Home administration including sections 502 - rural housing loans, section 504 of same, for minor repairs, 523 - rural housing site loans, and others as new programs and needs arise.

Other programs to be considered after extensive study and evaluation of the feasibility and effects of implementation will include:

The most productive and beneficial use of the H.U.D. '701' programs.

The preparation and use of a Workable Program for Community Improvement.

The coordination of social welfare and assistance programs under H.E.W. and other federal agencies with H.U.S. programs implemented.

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The improvement of financial institutions ability and willingness to provide funds for housing construction and to include the establishment of sound liason capabilities from the County government to the institutions.

MODOC COUNTY GENERAL PLAN ,

XVIII. OPEN SPACE CONSERVATION, AND RECREATION ELEMENTS

General Introduction

It is the intent of Modoc County to sponsor the development of the policies, plans and programs necessary to avoid the degradation of the environment. Towards these ends, the County will:

1. Aid in the establishment of a regional inter-governmental planning program,
2. Establish the legal basis for larger local controls over development through the use of performance standards in development and land use.
3. Insure that those resource systems requiring long periods of restoration and ongoing conservation practices are accounted for as well as those systems which are less fragile or require less maintenance.

The use of an inter-governmental task force for the development of environment planning guidelines will be stressed.

Coordination of the Land Use, Circulation, Housing, and other Elements of the General Plan will be accomplished.

Specific aspects of the total environment to be explored will include (but not be limited to) hydrological, geological, biological, zoological, recreational, commercial-industrial, and other uses as well as the availability of raw resources.

Open space, conservation and recreation plans will be developed and action programs formulated with the aid of the citizens of the County as well as the government task force.

The County will also develop the necessary legal implementation devices through the Zoning and Subdivision Ordinances to carry out the plans.

MODOC COUNTY GENERAL PLAN

This document is hereby adopted by the Modoc County Planning Commission and the Modoc County Board of Supervisors as "Modoc County Interim Open Space Plan" for the period of August 31, 1972 thru June 30, 1973, to allow time for preparation of the Open Space Element of the General Plan. This is also intended to comply with AB 966.

It is the County's objective to include the following information in the final plan:

1. Open space resources in the County to identify, protect and preserve.
2. A positive program will be undertaken to prevent degradation of open space values.
3. The overlaying of the several categories of open space will be identified.
4. Efforts will be made to coordinate the preservation of private and public open space lands.
5. An inventory of the natural characteristics of the County will be included.
6. An inventory of all natural resources will be identified and included such as water, timber, grazing, minerals, water sheds, primitive areas, agriculture, etc.
7. The County presently does not offer contracts under the Williamson Act. Consideration will be directed implementation of the Act in the final plan.
8. Consideration will be given to excluding timber land from open space lands.
9. An open space land policy will be developed.
10. Consideration will be given to the multi-use concept for open space lands.
11. Proper maps will be prepared to identify the various open space lands and their values.

Modoc County has employed personnel to assemble all information and develop an adequate plan.

Since more than 65% of the land in Modoc County is federally owned, we will rely on the U.S. Forest Service and the Bureau of Land Management for their inventory of Open Space resources. The U.S. Soil Conservation Service will assist in the inventory on private lands. The State Department of Fish and Game will assist in reporting fish and wildlife resources. The State Department of Water Resources will assist in inventorying water sheds and flood plains.

Final preparation of the Open Space Plan will be done by the County Planning Department prior to June 30, 1973.

PASSED AND ADOPTED this 28th day of August, 1972, on motion of Supervisor _____ and seconded by Supervisor _____ by the following vote:

AYES: Supervisors

NOES:

ABSENT:

John B. Laxague, Chairman
Modoc County Board of Supervisors

ATTEST:

Iris B. Turner, County Clerk and
Ex-Officio Clerk of the Board of
Supervisors, County of Modoc, State
of California.

MODOC COUNTY GENERAL PLAN

This document is hereby adopted by the Modoc County Planning Commission and the Modoc County Board of Supervisors as the "Modoc County Interim Conservation Plan" for the period of _____ thru June 30, 1973, to allow time for preparation of the Conservation Element of the General Plan.

It is the County's objective to include the following information in the final plan:

1. The identification and statement of condition of:

Water, its hydraulic force, rivers and other waters, fisheries, water reclamation, flood control, water pollution, regulation of land in stream, channels, lakes, and other areas, and protection of watersheds.

Forests, flora and fauna,

Soils, minerals, land reclamation, eroding and controls, rock, sand and gravel extraction.

2. To set forth the objectives, principles, standards, plans and programs.

For the protection, preservation, conservation and maintenance of the natural resources, scenic beauty, agriculture, and other land and water resources.

To shape and guide future development in order to achieve optimum growth without environmental degradation.

To prevent incompatible development of areas which should be preserved for scenic, historic, conservation or public safety purposes.

The intent of this Conservation Element includes the formation of implementation procedures common to the Conservation, Open Space, and Recreation Elements in order to serve the following functions:

1. The open space, conservation, and recreation system will provide for a logical determination of the best uses of land beginning with its natural characteristics, its functions in the total environment and its uses as a prime resource.

2. The open space, conservation and recreation system will provide the essential means for physical order and continuity in planning by providing an overall framework in the use of land.

3. The open space, conservation and recreation system will establish the best and most advantageous siting for building development to create, maintain, and increase site values.

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The Open Space, Conservation, and Recreation Elements further involve the considerations to be put forth in the Seismic, Noise, and Safety. Elements future to this plan. When these Elements are completed, the identification and assessment of all geologic and noise conditions will be included in the planning system.

XIX. RECREATION ELEMENT

The recreation plan for Modoc County includes a well balanced system of parks and recreational facilities. Due to the large expanse of public owned land within the County and the limited population, no large parks are proposed. Instead, an extensive system of campgrounds and picnic areas is proposed to complement the National Forest and other public owned lands so that these natural areas can be enjoyed and used by a greater number of people.

Boat launch facilities are proposed for the lakes and reservoirs where boating is desirable for water sports, fishing and hunting. Summer home sites are proposed in four locations near these lakes. The principal factors in the location of summer home sites is the proximity to existing fire fighting facilities, available water supply, proximity to desirable recreational areas, and the scenic features of the site itself.

Community recreation facilities serving the urban areas are provided for in a system of small neighborhood village greens and community parks. Because of the scattered population and size of the small communities the typical standard of 1 acre per 1000 population used in other areas is not practical or necessary. Therefore, a system of four community parks will combine the functions of the various types of parks and playgrounds. Facilities included vary with each park, however, all are designed to appeal to all age groups in order to meet the local needs. In addition to local needs each park is located so as to provide a pleasant rest stop for visitors with facilities for picnics. Locations for these parks are in Cedarville, serving eastern portion of the County, in Alturas, serving the central County area, in Adin, serving the southwest portion of the County and in Newell, serving the northwest corner of the County. The communities which do not have a community park will have a small "village green" as a public open space. The green will be located in the center of the town adjacent to a public building where possible.

The green will not only serve as a pleasing open space and meeting place for the residents but also will be used as an attractive roadside rest for visitors. Size of each green will vary, although it is anticipated that 1/4 to 1/2 acre will be sufficient for this type of use.

In addition to the Cedar Pass Ski area, a second winter sports area is proposed for development when the need occurs. Iceskating areas are proposed for both the Cedarville and Adin Parks in addition to the many lakes and reservoirs which are used for skating in the winter months.

Historic sites of interest should be preserved for the future generations. The Lava Beds and Petroglyphs are within the Lava Beds National Monument. Fort Bidwell has many sites which should be preserved for their historic value. The principal attractions are the General Store which is filled with antique merchandise and the old Military Post which was established in 1865. The fort has long been abandoned and should be restored as an historic site. The Bonner-Kressler Trading post in Cedarville, built in 1867, is within the Cedarville Park. As a central feature of the park it is proposed that this building be restored to its original condition. The Fandango Massacre Site, between Fort Bidwell and Davis Creek, is presently designated as an historic site. In addition to the historic sites which should be preserved, a County Museum has been established in the existing community park in Alturas. The museum houses artifacts and objects of historic significance found throughout the County and is the headquarters for disseminating information about the County to tourists.

The recreation plan will indicate many new campgrounds and picnic sites. Responsibility for the development of these facilities will be split between the County, the National Forest Service, and the private sector of the County. The sites will be selected in order to provide facilities near the major recreational areas. If these proposed facilities are developed to their potential the number

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of camp units will greatly increase. The table on the following page illustrates the present existing and proposed campground facilities within the County. The wilderness area in the South Warners will be shown on the plan. The Bureau of Land Management does have a number of areas that offer the possibility of offering these facilities, however, no plans have been made to improve these sites:

TABULATION OF
CAMPGROUND AND PICNIC FACILITIES
Modoc County, California

Name	Status	Camp Units		Trailer Units		Picnic Units	
		E	P	E	P	E	P
Cave Lake and Lilly Lake (M.N.F.)	E	14		9		12	
Pandango Pass (M.N.F.)	P		10				5
Plum Valley (M.N.F.)	E	6					
Soldier Creek (M.N.F.)	P		10				5
Stowe Reservoir (M.N.F.)	E	5	5				
Cedar Pass - W (M.N.F.)	E	3		15			
Cedar Pass - E (M.N.F.)	P		10				
Peperdine (M.N.F.)	P		8				
Soup Springs (M.N.F.)	P		10				
Mill Creek Falls (M.N.F.)	E	10	2	10			
Emerson (M.N.F.)	P		10				
Patterson (M.N.F.)	E	12					
Fee Reservoir (County)	E	6					
Big Sage (M.N.F.)	E	5		5		4	5
Hewards Gulch (M.N.F.)	E	5		6			
Cotton Wood Flat (M.N.F.)	E	5					
Allen Camp Res. (M.N.F.)	P		198				99
Lava Campground (M.N.F.)	E	12					

TABULATION OF
CAMPGROUND AND PICNIC FACILITIES
Modoc County, California (Con't.)

West Valley	P	18	18	12
(County)				
Lower Roberts Res.	P	10		
(County)				
Lower Rush Creek	E	5	1	13
(M.N.F.)				
Upper Rush Creek	E	11		
(M.N.F.)				
Blue Lake (Las.Co.)	E	10	38	
(M.N.F.)				
Dorris Reservoir	F			12
(M.N.F.)				
Crowder Flat	P	5		
(M.N.F.)				
Quaking Aspen	P	5		
(M.N.F.)				
Badger Wells	P	5		
(M.N.F.)				
Tionesta	P	10		
(M.N.F.)				
Medicine Lake	E	83		
(M.N.F.)				
Baily Reservoir	E	5		5
(B.L.M.)				
Juniper Res. (B.L.M.)	E	5		5

Totals:

Existing Camp Units - 177 Total P & E - 512
Proposed " " - 335
Existing Trailer Units - 77 Total P & E - 95
Proposed " " - 18
Existing Picnic Units - 41 Total P & E - 177
Proposed Picnic Units - 136

Total Existing and Proposed Camp

E=Existing

P=Proposed

M.N.F.=Modoc National Forest

B.L.M.=Bureau of Land Management

XX. IMPLEMENTATION

This plan is presently a guide to the specific development functions carried on by the County. At this time, it is incomplete, but the continued development and adoption of the mandatory and permissive elements will be accomplished.

As the plan reflects proposals and plans of different agencies as well as private development, the implementation of the plan will be a combined effort on the part of all concerned. The Planning Commission and the Board of Supervisors will, of course, have to take an active part in order for the objectives of the plan to be realized. The County should:

1. Include recreation as a function of the Department of Public Works planning effort in order that the proposed recreational facilities can be constructed and properly maintained.
2. Plan capital improvement programs so that the needed public facilities will be constructed or improved when needed.
3. Enact a Comprehensive Development Ordinance including such items as the zoning ordinance, subdivision ordinance and building and safety code.
4. Establish an Economic Development Advisory Committee which would look into and study in detail the various proposals for economic development and increased job opportunities as outlined in the "Overall Economic Development Program".
5. Establish an Environmental Protection Advisory Committee to be responsible for review and recommendations on environmental protection from new and existing development.
6. Set up a regular review of the General Plan to ensure that it reflects the needs and desires of the County.

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